CAPSULE SUMMARY SHEET

Survey No.:

M: 32-13

Construction Date: Platted 1937-49

Name:

Indian Spring Village

Location:

University Blvd., Capital Beltway, St. Lawrence Dr., Big Rock Dr.; Silver Spring vicinity of Four Corners

Montgomery County

Private Ownership / Present Use: Residential, Private Residence / Occupied / Condition: good / Restricted Access

Description:

Indian Spring Village (platted 1937-49) was one of several "Indian Spring"-named communities built around the original site of Indian Springs Country Club (1920s-late 1950s), which is located in the Montgomery County area known as Four Corners; the subdivision is located in the northeast quadrant of the intersection of University Boulevard (MD 193) and the Capital Beltway (I-495). It was developed in two sections, the first 1937-40, the second, 1943-49. All are Colonial Revival in some form: the earlier constructions are a variety of Cape Cod or similar structures, the later buildings are uniformly simpler 2-story blocks. The natural topography of the eastern portion of the development was retained, and provides a mature landscape that contributes to the environment. Indian Spring Village is flanked on the north by Woodmoor, and on the south by two communities built out in the 1940s-60s: Warrenton Village (1940-60s) and Franklin Knolls (1941-60s).

Significance:

Beginning in the 1920s and continuing through the 1940s, planned suburban developments capitalized on the affordability of the automobile, designed on the outskirts of cities to offer a healthful, recreational environment for families wanting to escape a congested city existence. Indian Spring Village was among the many subdivisions platted in the vicinity of Indian Spring Golf Club in the Four Corners area of Silver Spring prior to World War II, and architecturally its dwellings are typical of suburban development in Montgomery County for the period.

Sara Amy Leach KCI Technologies, Inc. January 2000

Survey No. M: 32-13

Maryland Historical Trust Maryland Inventory of Historic Properties

DOE	ves	Πnc

1. Name								
historic	Indian Spring Village	(Preferred)						
and/or common		The second secon	×41					
2. Locatio	n							
street & number:	University Blvd., Capita	al Beltway, St. Lawre	nce Dr., Big Rock Dr.	not for publication				
city, town	city, town Silver Spring, vicinity of Four Corners congressional district							
state Maryland		A Section of the West of the second		county Montgomery				
3. Classifi	cation							
Category ⊠ district □ building(s) □ structure □ site □ object	Ownership public private both bublic Acquisition in process being considered not applicable	Status occupied unoccupied work in progres. Accessible yes: restricted yes: unrestricted no	entertainment government	 museum park private residence religious scientific transportation other: 				
4. Owner	of Property (give	names and mailing a	addresses of all owners)					
name	Multip	ole Owners						
street & number:				telephone no.:				
city, town				state and zip code:				
5. Locatio	n of Legal Des	cription						
courthouse, regist	ry of deeds, etc. Montgo	mery County Judicia	l Center	liber:				
street & number	50 Ma	ryland Ave.	The Art Artificial Control of the Co	folio:				
city, town	Rockv	ille	1- 441	state Maryland				
6. Represe	entation in Exi	sting Histori	cal Surveys					
title			<u>-</u>					
date		f	ederal state c	county 🗌 local				
depository for surv	ey records							
city, town	7 Mar.	state)					

7. Descrip	tion	S		
Condition ☐ excellent ☐ good	☐ deteriorated ☐ ruins	Check one ⊠ unaltered ⊠ altered	Check one ⊠ original site □ moved	date of move

Resource Count: ca. 378

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Summary

Indian Spring Village (platted 1937-49) was one of several "Indian Spring"-named communities built around the original site of Indian Springs Country Club (1920s-late 1950s), which is located in the Montgomery County area known as Four Corners; the subdivision is located in the northeast quadrant of the intersection of University Boulevard (MD 193) and the Capital Beltway (I-495). It was developed in two sections, the first 1937-40, the second, 1943-49. All are Colonial Revival in some form: the earlier constructions are a variety of Cape Cod or similar structures, the later buildings are uniformly simpler 2-story blocks. The natural topography of the eastern portion of the development was retained, and provides a mature landscape that contributes to the environment. Indian Spring Village is flanked on the north by Woodmoor, and on the south by two communities built out in the 1940s-60s: Warrenton Village (1940-60s) and Franklin Knolls (1941-60s).

General Description

Indian Spring Village was begun with the first plat of 40 tracts along the north side of Williamsburg Drive in January 1937. A total of 10 plats were approved by Montgomery County over the next decade or so, with a June 1949 subdivision taking he development as far south as Whitestone Drive. The easternmost dwellings in the subdivision face onto a curvilinear roadway—Big Rock Road and Drive, and Brookmoor Drive to the north—that winds and follows the natural topography of the Northwest Branch stream valley. This provides a heavily wooded and almost rural "backyard" setting for these homeowners. The east boundary of the development—especially the Big Rock, Woodburn, Brookmoor, and Penwood thoroughfares—are often steep, angling models of organic design along which homes were designed to fit.

The Indian Spring Village community was subdivided beginning in 1937 by J.D. Sheffield, the vice president of Indian Spring Village Inc. A. H. Ryan and Edson W. Briggs were the builder-developers. More than 125 lots were initially laid out on 100 acres, each measuring from 60' x 175' to 65' x 110'. According to real estate advertisements the homes were convenient to buses traveling to and from the District of Columbia. The first completed dwellings, in 1939, were FHA-insured with six rooms and two baths, selling for \$8,450. Two years later, two- and three-bedroom homes cost \$8,000 – \$13,500 (Sechrist, 187). One Indian Spring Village model of 1940, dubbed in an advertisement the "Wishmaker's House," credits Eimer Cappelmann as the designer. Combining "the beauty of Traditional Colonial architecture with the modern appointments so necessary in today's higher standard of living," the interior featured:

...a spacious living room with mirrored Colonial mantel, adjoining screened porch, dining room, modern kitchen,...powder room with built-in vanity on the first floor. Three large bedrooms and two bathrooms on the second floor. Recreation room with fireplace, lavatory, laundry and a ... heating system in the Basement (Advertisement, *Washington Post*, cited in Sechrist, 97).

The first portion of Indian Spring Village, platted in four sections between 1937-40, were bounded the south side of St. Lawrence Drive (Mathews Dr.) on the north, the south side of Whitestone Road on the south, University Boulevard (Old Bladensburg) on the west, and the east side of Cherry Tree Lane on the west. This area, which contains the "Wishmaker's House," is characterized by numerous small, one-and-one-half or two-story brick and frame Colonial Revival and Cape Cod style homes that are largely unique or include modest variations. They reflect pre-World War II attention to a finer level of ornamental detail and smaller spatial expectations. The most formal and stylistically comprehensive of these are found along the aptly named Williamsburg Drive, a 120'-wide boulevard divided by a grassy nedian that serves as the primary entrance road to the community from Old Bladensburg/ University Boulevard, and the intersecting streets of Merwood and Edgehill lanes.

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Indian Spring Village

SURVEY NO.:

M: 32-13

ADDRESS:

University Blvd., Capital Beltway, St. Lawrence Dr., Big Rock Dr.

Silver Spring, vicinity of Four Corners, Montgomery County

7. Description (continued)

Indian Spring Village's Section 2 was platted beginning in 1943, and it reflects what would become the post World War II aesthetic: larger, simpler and greater numbers of nearly identical Colonial Revival blocks set in a more naturalistic and rugged landscape that changes vertically, and whose roads were built to accommodate the undeveloped Northwest Branch stream drainage area on the eastern edge of the property.

Despite clearly articulated real estate boundaries, this trio of three distinct suburban neighborhood/ developments was, in 1962 still a blurred neighborhood collectively called Pinecrest—although no land records were located to substantiate any specific development by this name. According to the Pinecrest Citizens Association, founded 1946, its residents lived in the area that included:

...the area bounded on the west by University Boulevard East; on the south by the Circumferential Highway; on the east by Big Rock Road; and on the north by a line drawn to include Saint Bernadette's Catholic Church and the house adjoining; Rockdale Drive, Woodmoor Drive from Hillmoor to St. Lawrence Drive, and St. Lawrence Drive in Silver Spring (Pinecrest Citizens Association, 1962).

BUILDING TYPES

<u>Cape Cod:</u> A range of modest Cape Cods are found along Williamsburg Drive and the lanes closest to University Boulevard. Typically 1-1/2-story brick or frame, sometimes clad with asbestos shingles, faux-ashlar cast stone, or modern horizontal siding. The steep roofs are covered with slate or asphalt shingles; with and without symmetrical roof dormers. Doors may be formalized using pediments and architrave trim; cornices have a dentil brick course. Fenestration is 6/6 and 8/8 double-hung wood sash; shutters are common. These homes often have garages or newer storage sheds. Example: 108 Williamsburg Blvd. at Merwood, 1938. Owner: Marilyn Nelson et al. (Photo 2 of 16),

Colonial Revival -Tile: One of the most distinguishable building types in Indian Spring Village because of the type of masonry used, these were platted in 1945 and are found scattered along the northern areas of Big Rock Drive South, and along Woodburn Drive. These 2-story, two-bay, side-gable Colonial Revival blocks are constructed of glazed tile blocks with an exterior gable-end brick chimney, asphalt shingle roof; this gable end façade features a 1-story frame unit with a hipped roof. The front entrance is covered by a gable-front porch with pediment and asphalt shingles. Fenestration is symmetrical 8/8 double-hung wood sash and has brick-header sills; louvered shutters adorn the front façade windows. Some of the tile exteriors have been painted. The typically large, naturally sloping lots are an asset to these houses, and contain numerous mature hardwoods. Modifications to these homes are many, including substantial 1- and 2-story rear ell additions that harmonize with the topography, the extension of porches along the front façade, painted masonry. Example: 9919 Big Rock Drive, 1946. Owner: Deborah Vincent and Russell Wilburn (Photos 15 of 16; 13 of 16)

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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University Blvd., Capital Beltway, St. Lawrence Dr., Big Rock Dr.

Silver Spring, vicinity of Four Corners, Montgomery County

7. Description (continued)

Colonial Revival: One of the most prolific types of dwelling in Indian Spring Village, Section 2, platted 1945-47, and built 1945-47, are found along Penwood Road, Brookmoor Drive, St. Lawrence Drive, and Big Rock Road/Drive. This 2-story, three-bay Colonial Revival brick block has a side-gable roof and exterior gable-end chimney. The symmetrical front façade features a single door; variations on the entrance include a decorative broken pediment with architrave trim, or the entrance is protected by a flat or front-gable roofed porch with wood posts, the former with a decorative a wood railing. The fenestration is 6/6 and 8/8 double-hung wood sash, with brick header sills that sometimes form a beltcourse, and brick stretcher lintels; louvered shutters are common. A single, octagonal light is located over the entrance on the second floor. Some models feature a one-story hip-roof unit on the chimney-gable end, constructed of brick with multiple lights. Modifications to these homes include the construction of 1- or 2-story additions, and wall appendages.

Example:

9945 Cherry Tree Lane at Penwood. Owner: Maria Merkowitz (Photo 11 of 16)

407 Penwood Dr. Owner: Owner: Ellen Kardell (Photo 16 of 16)

8. Significance	Survey No. M: 32-13
Areas of Significance – Check and justify below □ prehistoric □ archaeology-prehistoric □ community planning □ 1400-1499 □ archaeology-historic □ conservation □ 1500-1599 □ agriculture □ economics □ 1600-1699 □ architecture □ education □ 1700-1799 □ art □ engineering □ 1800-1899 □ commerce □ exploration/settlement □ 1900- □ invention	□ landscape architecture □ religion □ law □ science □ literature □ sculpture □ military □ social/ □ music humanitarian t □ philosophy □ theater □ politics/government □ transportation □ other (specify)
Specific Dates 1937 Builder Architect One	e house: Eimer Cappelmann
	E F G G

Summary

Beginning in the 1920s and continuing through the 1940s, planned suburban developments capitalized on the affordability of the automobile, designed on the outskirts of cities to offer a healthful, recreational environment for families wanting to escape a congested city existence. Indian Spring Village was among the many subdivisions platted in the vicinity of Indian Spring Golf Club in the Four Corners area of Silver Spring prior to World War II, and architecturally its dwellings are typical of suburban development in Montgomery County for the period.

General statement of history and support

Land for Indian Spring Village came from three sources. Sidney E. Thompson sold some land to Beatrice Gleason Kenyon and William Kenyon on Oct. 6, 1936 (liber 642, folio 443). In January the next year, the Kenyons subdivided 40 home tracts in Block 1: between University (Bladensburg) Boulevard on the west, Cherry Tree Lane on the east, St. Lawrence Drive (formerly Matthews) on the north, and Williamsburg Drive on the south.

Most of the balance of the land to be subdivided was conveyed (liber 718, folio 217) on October 15, 1938, from Alpheus H. and Betty G. Ryan to Indian Spring Village Inc., the Delaware-based company of which Mr. Ryan was president, and Vernon M. Briggs was secretary. Beginning the following month, this included the following divisions:

- November 1938: Blocks 2-3, part of Block 8; 35 tracts between University (Bladensburg) and Edgehill on the west and east, and Williamsburg Drive and Whitestone Road on the north and south.
- April 1939: Blocks 4-5, part of Block 6; 48 tracts between Williamsburg Drive and Whitestone Road on the north and south, and Edgehill and Cherry Tree lanes on the west and east.
- October 1940: Block 8, parts of 7 and 9; 9 tracts along the east side of Cherry Tree Lane from Williamsburg Drive to Whitestone Road.
- March 1943: Parts of Blocks 7, 8, 9, 15 in Section II; 49 tracts in a triangular area formed by Woodburn Road, Whitestone Road, Williamsburg Drive, and Cherry Tree Lane.

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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Silver Spring, vicinity of Four Corners, Montgomery County

8. Significance (continued)

In 1945, the Ryans transferred additional land into Indian Spring Village Inc. ownership for the purpose of three enlargements to the subdivisions that year and in 1947, as follows:

- March 1945: Block 10, parts of Blocks 9, 11, 12 in Section II;
- April 10, 1945: 52 tracts between Cherry Tree Lane and Brookmoor Drive on the west and east, and St. Lawrence and Williamsburg drives on the north and south
- May 1945: Parts of Blocks 7, 14, 15, 16, 17 in Section II; 53 tracts between Williamsburg Drive and Big Rock Road
 on the west and east, and Brookmoor Drive and Woodburn Road on the north and south.
- March 1947: Parts of Blocks 14, 16 in Section II; 16 tracts between Williamsburg Drive (south) and the park on the north and west, Big Rock Road on the east, and Brookmoor Drive on the south.
- August 1947: Parts of Blocks 11, 12, 18 in Section II; 58 tracts between Brookmoor Drive and Big Rock Road on the
 west and east, and St. Lawrence Drive and Williamsburg Drive (north) on the north and south.

Lands for the final developed area of Indian Spring Village came from Henry J. and Lissetta R. Bieber on June 1, 1949, and subdivision was approved the same month: Block 19, Section II; 18 tracts on the north side of St. Lawrence Drive between Brookmoor Drive and Big Rock Road.

Although the architects for the development are not known except for the "designer" of possibly one property, the models in Indian Spring Village are variations on basic house designs constructed around many cities in the early to mid 20th century. The houses closely resemble the residences in the nearby developments of Argyle Park, Argyle Club Forest, Oakview, Sligo Park Knolls, and Woodside Park, among many others located elsewhere in the Washington, D.C. suburbs. The first section reflects pre-World War II qualities of small scale, attention to detail, and mainstream décor; the second section reflects a streamlined version of Colonial Revival styling, presented on a larger and simpler scale, with a limited number of plans per subdivision.

The automobile provided the means for families to live apart from commercial areas. University Avenue, Georgia Avenue and other thoroughfares leading out of the District of Columbia provided safe roads, and quickly commercial centers grew up at significant intersections, such as the Silver Spring Shopping Center, which opened in the 1920s. Similarly, the auto provided the means of accessing new recreational opportunities—and one popular social hub that developed during the early decades of the century were golf and country clubs.

By 1951, there were thirteen well-established country clubs in lower Montgomery County that were the setting for swimming, tennis, golf, fine dining and special social events such as debutante parties. Despite what could be considered a high number of such institutions for one area, each had "long waiting lists of recreational and socially-minded county and District of Columbia residents...." ("Country Clubs, and Smart Hunts Numerous Here," *The Record*, 1951).

In the Silver Spring area, these exclusive havens included Indian Spring, Manor, and Argyle; Sligo Club, located adjacent to the creek to the west, provided the general public with a populist alternative. Between 1935 and 1940, six subdivisions bearing its name were platted around the Indian Springs Country Club. Similarly, other subdivisions were built adjacent to nearby clubs, sustaining a pattern elsewhere in Maryland and beyond.

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

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University Blvd., Capital Beltway, St. Lawrence Dr., Big Rock Dr.

Silver Spring, vicinity of Four Corners, Montgomery County

8. Significance (continued)

Beginning in the 1920s, developers had realized the financial benefits of associating residential subdivisions with golf courses and country clubs, perhaps best seen in the projects of J. C. Nichols in Kansas City. The private clubs were attractive centerpieces to the planned suburbs—including Indian Spring Club Estates, Indian Spring Terrace, Indian Spring Village and Woodmoor—because they added an element of financial security and prestige, served as protective barriers, provided open space and light, and kept undesirable land use to a minimum (Sechrist, 68-69). Developers in Silver Spring promoted the benefits of country-club proximity when advertising for Country Club Park, Fairway and Indian Spring Park, claiming:

...the beautiful, rolling Maryland countryside is particularly adapted to this wholesome sport. The club houses are distinctive in architecture and planned in full harmony with Maryland's traditions for hospitality and bountiful entertainment (Cited in Sechrist, 69).

By the late 1950s, the imminent realization of the Capital Beltway required the relocation of the Indian Spring Country Club to a new home about two miles to the north; the construction of the new clubhouse at 13501 Layhill Road was almost complete in 1957, when other facilities there were already being used. Although the club relocated and its site was replaced with a high school facility, the neighboring subdivisions continued to prosper as well-manicured and increasingly valuable real estate.

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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University Blvd., Capital Beltway, St. Lawrence Dr., Big Rock Dr. Silver Spring, vicinity of Four Corners, Montgomery County

8. Significance (Continued)

National Register Evaluation:

Character-defining elements for Planned Suburban Developments, as defined in the I-495/I-95 Capital Beltway Corridor Transportation Improvement Study, include: 1) concentration of historically or aesthetically cohesive buildings; 2) community design with planned landscape and public amenities; 3) single period of construction; 4) architecturally significant suburban building types. To be considered eligible for the National Register of Historic Places, Planned Suburban Developments must possess excellent integrity of all character-defining elements.

The suburb of Indian Spring Village is not eligible for the National Register of Historic Places. For eligibility under Criterion A, the development would have to retain excellent integrity of setting, design, material and association, which it does not because of protracted dates of home construction, and additions to buildings. Eligibility under Criterion B would require association with significant persons, which it lacks. Eligibility under Criterion C requires that all character-defining elements be extant: Indian Spring Village reflects a combination of planned neighborhood and architectural characterdefining elements, however modifications and additions to structures reduce its collective architectural integrity. Investigations have not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore National Register Criterion D cannot be assessed at this time.

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Eligibility recommended

Eligibility Not Recommended:

Comments:

Reviewer, OPS: All Butter

Date:

Page 8.3 KCI Technologies, Inc. January 2000

9. Major Bibliographical References

Survey No. M: 32-13

See Continuation Sheet

10. Geographical Data

Acreage of nominated property

Quadrangle name

Beltsville, MD and Kensington, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

N/A

List all states and counties for properties overlapping state or county boundaries

state

code

county

code

state

code

county

code

11. Form Prepared By

name/title	Sara Amy Leach	
organization	KCI Technologies, Inc.	date January 2000
street & number	10 North Park Drive	telephone 410-316-7800
city or town	Hunt Valley	state/zip Maryland, 21030

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

Return to:

Maryland Historical Trust

DHCP/DHCD

100 Community Place

Crownsville, MD 21032-2023

410-514-7600

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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University Blvd., Capital Beltway, St. Lawrence Dr., Big Rock Dr.

Silver Spring, vicinity of Four Corners, Montgomery County

9. Major Bibliographical References (Continued)

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Aerial Photograph-Tax Map of Montgomery County, MD. 3rd Edition. Montgomery County, 1969.

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Hopkins, G.M. [1879] 1975. *Atlas of Montgomery County, Maryland*, 1879. Philadelphia: G.M. Hopkins. Rockville, MD: Montgomery County Historical Society.

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Public Works and Transportation, 1938-80": Box 1, "St. Lawrence," "Indian Spring Drive," Forest Glen Road"; Box 2: "Williamsburg Drive"; Box 4, Folder 522-225 "Woodmoor"; Box 18, Folder 1249, "Pinecrest"; Box 31, Folder 51-52, "Indian Spring Village."

Montgomery County Recorded Subdivision Plat Index. Real Estate Atlas:

"Indian Spring Village": Book 1, Pages 715, 912,1122, 1083, 1311,1216, 1440, 1543, 1648; Book 2, Pages 61, 138.

"Warrenton Village": Book 1, Page 1141, Book 3, Page 4049.

"Franklin Knolls": Book 1, Page 1405; Book 3, Pages 2345, 2347, 2348, 2378, 2379, 2726, 3163, 3199, 3287, 3376, 3729, 4000, 4001, 4058, 4059, 4174; Book 4, Pages 2379, 4504, 4569, 4670, 5834.

Sechrist, Stephanie Ann. "Silver Spring, Maryland: Residential Development of a Washington Suburb, 1920-1955." M.A. thesis, George Washington University, 1994.

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- ----. 1956. Kensington, MD, Quadrangle Map. Washington, D.C.: USGS.
- ---. 1965. Kensington, MD, Quadrangle Map. Washington, D.C.: USGS.

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Indian Spring Village

SURVEY NO.:

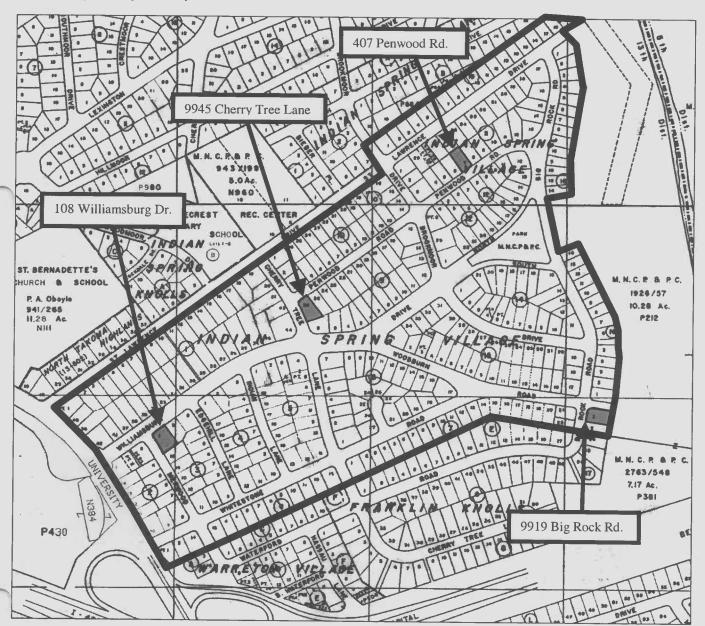
M:32-13

ADDRESS:

University Blvd., Capital Beltway, St. Lawrence Dr., Big Rock Dr. Silver Spring, vicinity of Four Corners, Montgomery County

10. Geographical Data (Continued)

Montgomery County Tax Map JP52:



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MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Western Shore

Chronological/Development Period Theme(s):

Modern

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture, and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

Architecture

Historic Environment (urban, suburban, village, or rural):

Suburban

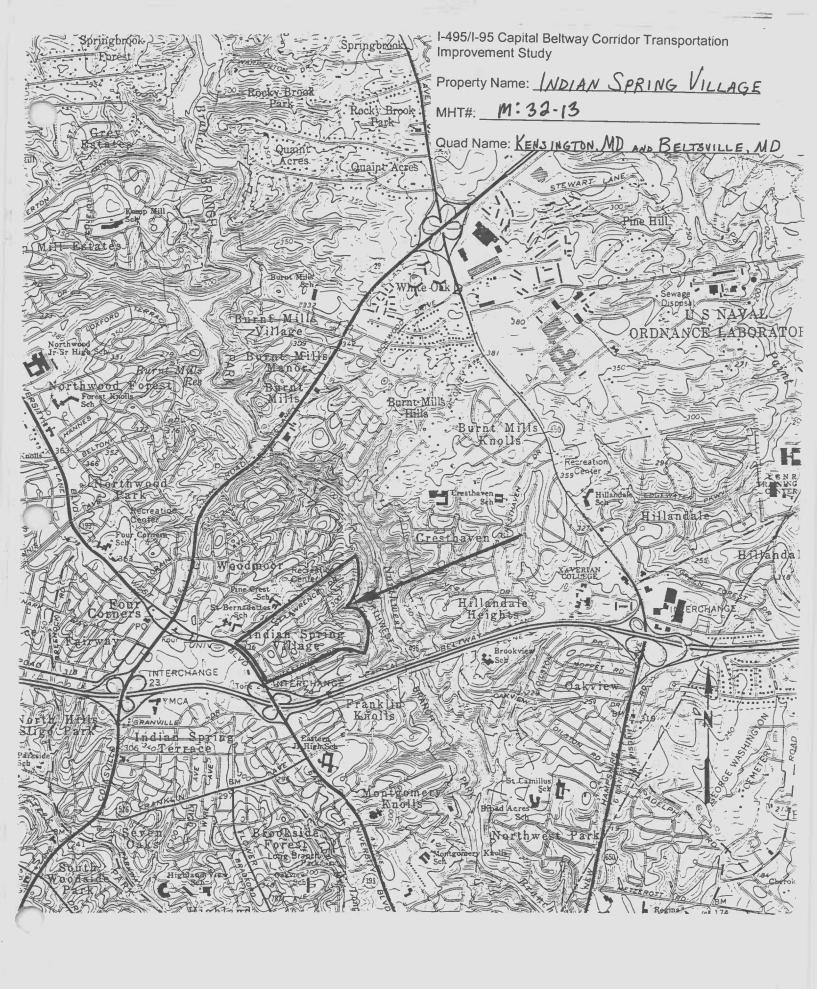
Historic Function(s) and Use(s):

Residential

Known Design Source (write none if unknown):

None

Sara Amy Leach KCI Technologies, Inc. January 2000





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- 2. INDIAN SPRING VICIAGE
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7. VIEW OF WOODBIRN ROOT BIE ROCE, VIEW NW

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11 32-13 = INDAN SPRING VILLAGE 3 MONTGOMERY COUNTY, MD 4 SARA MAY CEACH 5 12199 6. MD 5HDO 7 9919 316 ROCK DE, VIEWE 8 15/10



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2 INDIAN SPRING VILLAGE

3. MONTGOMER COUNTY MD

4. SARA AMY LEACH

5 12/99 6. MD SHPO

6. ML 3440

7 407-409 PENNAR VIEWNE

8. 16/16